

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

FEBRUARY 27, 2007

Present: Deputy Commissioner William Ramirez
Department of Motor Vehicles

Deputy Commissioner H. James Boice
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, February 27, 2007.

1. Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to adopt the minutes of the following meeting:

January 23, 2007

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the Berlin "No Turn On Red" request on Page 1 (No. 007-0612-01) and the two Orange items on Pages 3 and 4 (Nos. 106-0701-02 and 106-0701-03) had been removed from the Agenda, and that the two West Haven items on Page 5 (Nos. 156-0610-02 and 156-0610-03) had been revised, and the revisions had been provided to the Commission members prior to the meeting. She stated that the minutes of the meeting will reflect these changes. Ms. Cabelus recommended approval of the following regulatory items, including the referenced revisions, which had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the following Traffic Investigation Reports, including the revisions noted above for the West Haven reports, copies of which are on file in the Office of the Commission.

Berlin - STC# 007-0201-02

Approve the installation of a traffic control signal with emergency vehicle pre-emption at the intersection of Rt. 71A and Lincoln St.

Berlin - STC# 007-0612-01 - REMOVED FROM THE AGENDA PRIOR TO THE MEETING.

That the existing "No Turn On Red" sign on the Spruce Brook Rd. approach at its intersection with Rts. 5/15 be removed.

Bloomfield - STC# 011-0612-01

1. Rescind all previously approved lane-use control at the intersection of Rt. 218 (Hall Blvd.) at Cigna south drive.
2. Approve the following lane-use control on Rt. 218 (Hall Blvd.) at Cigna south drive and daycare driveway as follows:

Rt. 218 NB: A right-turn lane
A through lane
A left-turn lane

Rt. 218 SB: A through/right-turn lane
A left-turn lane

Branford - STC# 014-0609-01

That a traffic signal not be installed at the intersection of Rt. 146 (South Montowese St.) at Block Island Rd.

Bridgeport - STC# 015-0612-04

Approve the establishment of a "2 Hour Parking" zone on the west side of Rt. 127 (E. Main St.) from a point 5 feet north of SNET Pole No. 2815 northerly, a distance of 25 feet.

Bristol - STC# 017-0702-01

Approve the addition of an exclusive pedestrian phase to the traffic signal at the intersection of Rt. 229 (Middle St.) and Lake Ave.

Brookfield - STC# 018-0701-01

Approve a "School Zone Ahead Fines Doubled" zone for both directions of Rt. 133 (Obtuse Rd.) from a point 5 feet north of CL&P utility pole No. 384S, to a point 10 feet south of Christian La., a distance of approximately 900 feet.

Cromwell - STC# 033-0611-01

Grant permission to the Town of Cromwell to establish speed limits for both directions of travel on the following roads:

Evergreen Road - from North Rd. easterly to Rt. 3 (Shunpike Rd.), a distance of 1.35 miles, 35 mph.

Evergreen Road - from Rt. 3 (Shunpike Rd.) easterly to Rt. 99 (Main St.), a distance of 1.27 miles, 30 mph.

Cromwell - STC# 033-0611-01 - Contd.

Woodside Road - from Court St. northerly to Geer St., a distance of 0.38 miles, 30 mph.

East Hartford - STC# 042-0401-02

That the town-owned and town-maintained emergency pre-emption signal at the intersection of Rt. 44 and Elmer St. firehouse be removed.

East Haven - STC# 043-0611-02

1. Rescind the requirement that the developer be responsible for the electrical energy required to operate the traffic control signal for the intersection of U.S. Rt. 1 at the I-95 SB Exit 51 Off Ramp established under Traffic Investigation Report No. 043-7404-01.
2. Approve a revision to the existing traffic control signal at the intersection of U.S. Rt. 1 SB (Saltonstall Pkwy.) at I-95 SB Exit 51 Off Ramp to include emergency vehicle pre-emption.

East Haven - STC# 043-0611-03

Approve a revision to the existing traffic control signal at the intersection of U.S. Rt. 1 SB (Saltonstall Pkwy.) at Goodrich Plaza Dr. to include emergency vehicle pre-emption phasing.

East Haven - STC# 043-0611-04

Approve the installation of a traffic control signal to include emergency vehicle pre-emption phasing at the intersection of Rt. 100 (N. Main St.) at the I-95 SB Off Ramp.

East Windsor - STC# 046-0612-01

Approve the following lane-use control at the intersection of Rt. 140 (North St.) at Chapman Dr.:

EB Rt. 140: A through lane
A left-turn lane

Litchfield - STC# 073-0611-01

That no change be made to the 30 mph speed limit for both directions of travel on Rt. 63 from Wolcott St. northerly to Rt. 202 (e. jct.), a distance of 0.30 miles.

Litchfield - STC# 073-0612-01

Approve a change in the speed limit from 40 mph to 30 mph for both directions on Rt. 202 from Milton Rd. #1 (mile 37.66) northerly to North Lake St. (mile 37.95), a distance of 0.29 miles.

Montville - STC# 085-0608-02

That a "No Thru Truck" restriction not be established on Leffingwell Rd.

New Britain - STC# 088-0701-01

Approve a revision to the existing semi-actuated traffic control signal located on Rt. 174 (E. Main St.) at Stanley St. to remove the existing programmed flashing operation.

New Haven - STC# 092-0702-01

Grant the City of New Haven permission to install, operate and maintain a flashing all red beacon on Lexington Ave. at Russell St. and Jepson School driveway.

Orange - STC# 106-0701-02 - REMOVED FROM THE AGENDA PRIOR TO THE MEETING.

1. Rescind Traffic Investigation Report No. 106-9610-05 which approved lane-use control at the intersection of Rt. 162 at Carlson Road.
2. Approve the following lane-use control at the intersection of Rt. 162 at Carlson Road:

EB Rt. 162: A through lane
An exclusive left-turn lane

3. Approve the following lane-use control at the intersection of Rt. 162 at drive to Stop & Shop/Kohl's:

EB Rt. 162: A through/right-turn lane
An exclusive left-turn lane

WB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

Orange - STC# 106-0701-03 - REMOVED FROM THE AGENDA PRIOR TO THE MEETING.

Approve the following lane-use control at the intersection of Rt. 162 at drive to Builders Square/drive to Sears Shopping Center:

EB Rt. 162: A through/right-turn lane
An exclusive left-turn lane

WB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

Roxbury - STC# 119-0612-01

That no change be made to the passing zones on Rt. 67 in the vicinity of House No. 306 Southbury Rd.

Seymour - STC# 124-0701-07

1. Rescind all previously approved lane-use controls at the intersection of Rt. 67 (New Haven Rd.) at Skokorat Rd. and Beach St.
2. Approve lane-use controls at the intersection of Rt. 67 (New Haven Rd.) at Skokorat Rd. and Beach St. as follows:

Rt. 67 (New Haven Rd.) EB: An exclusive through lane
An exclusive left-turn lane

Rt. 67 (New Haven Rd.) WB: A combination left-turn/through/
right-turn lane

Shelton - STC# 126-0611-01

Grant permission to the City of Shelton to establish 25 mph speed limits for both directions of travel on the following roads:

Buttercup Lane - from Lady Slipper Drive northerly to Gene Drive, a distance of 0.27 miles.

Button Road - from start of city maintenance northerly to Tuckahoe Dr., a distance of 0.33 miles.

Crestwood Place - from Cedarwood La. northerly to Chamberlain Dr., a distance of 0.12 miles.

Maltby Street #1 - from Wakelee Ave. Extension easterly to Prospect Ave., a distance of 0.24 miles.

Okenuck Way - from start of city maintenance northerly to Round Hill Rd., a distance of 0.46 miles.

Prospect Avenue - from Myrtle St. northerly to High St., a distance of 0.48 miles.

Wallingford - STC# 148-0311-01

1. Approve the installation of a traffic control signal at the intersection of Rt. 68 (Durham/Barnes Rd.) at Durham Rd. No. 1.
2. Approve the following lane-use control at the intersection of Rt. 68 at Durham Rd. No. 1:

WB Rt. 68 (Durham Rd.): A right-turn lane
A through lane

West Haven - STC# 156-0610-02 - REVISED 2/27/07

1. Approve the addition of emergency vehicle pre-emption phasing to the traffic signal at the intersection of Rt. 162 at Allings Crossing Rd./drive to St. Louis Church and Sawmill Rd.
2. Approve the following lane-use control at the intersection of Rt. 162 at Sawmill Rd.:

WB Rt. 162: A through lane
A through lane
An exclusive left-turn lane

3. Approve the following lane-use control at the intersection of Rt. 162 at Allings Crossing Rd./drive to St. Louis Church:

WB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

West Haven - STC# 156-0610-03 - REVISED 2/27/07

1. Approve the installation of a traffic control signal with an exclusive pedestrian phase and emergency pre-emption phasing at the intersection of Rt. 162 at Wal*Mart driveway/drive to Best Western.
2. Approve lane use controls at the intersection of Rt. 162 at Wal*Mart driveway/driveway to Best Western as follows:

EB Rt. 162: A through/right-turn lane
A through lane
An exclusive left-turn lane

WB Rt. 162: An exclusive left-turn lane
A through lane
A through lane
An exclusive right-turn lane

West Haven - STC# 156-0611-01

1. That no change be made to the approved 45 mph speed limit for **eastbound** travel on Rt. 34 (Derby Ave.) from the Orange Town Line easterly to Morris Ave., a distance of 0.66 miles.
2. That no change be made to the approved 40 mph speed limit for **westbound** travel on Rt. 34 (Derby Ave.) from Morris Ave. westerly to the Orange Town Line, a distance of 0.66 miles.
3. That no change be made to the approved 35 mph speed limit for both directions of travel on Rt. 34 (Derby Ave.) from Morris Ave. easterly to the New Haven Town Line, a distance of 0.94 miles.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. **NEW BUSINESS:**

a. **Ashford - STC# 003-0612-01**

That no change be made to the approved 40 mph speed limit for both directions of travel on Rt. 44 from a point 0.54 miles west of Rt. 89 easterly to a point 0.36 miles east of Rt. 89, a distance of 0.90 miles.

First Selectman Ralph H. Fletcher, the Legal Traffic Authority, requested a reduction in the speed limit, but concurred with the recommendation.

State Senator Tony Guglielmo, who expressed an interest in this matter, had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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b. **Hamden - STC# 061-0607-01**

That a No Through Truck prohibition not be established on Morse St. or Armory St.

Mr. Alphonse E. Savarese, the Town Engineer and Legal Traffic Authority's representative, concurred with the recommendation.

State Representative Peter Villano initiated the request, and had been invited to attend today's meeting.

Mr. Elliott Kerzner, Chairman of the Hamden Board of Police Commissioners, had also been invited to attend the meeting, but did not attend.

Ms. Natasha A. Franco presented the staff report. After explaining the definition of a thru truck, she reported that a field review was conducted in the summer of 2006. Although a report was prepared for presentation to the State Traffic Commission at its November meeting, at the request of Rep. Villano the item was moved to a future meeting date. Subsequent to that time, accident reports were obtained from the Hamden Police Department for Morse Street and Armory Street on December 6, 2006, at which time photos were taken of the area. The accident reports indicated there was an accident involving a town dump truck towing a wood chipper that hit a parked vehicle when it

b. Hamden - STC# 061-0607-01 - Contd.

was moving from a parked position on Morse Street, and there was an accident that occurred on private property involving a truck backing out of the driveway, striking overhead cables. There were no other reported truck incidents on Morse Street. On Armory Street, there was an accident involving a truck turning right from Whitney Avenue, hitting a truck parked on Armory Street. There were no other reported truck incidents on Armory Street. Ms. Franco added that Armory Street was reviewed in the fall of 2000 for a through truck prohibition, and that request was denied by the State Traffic Commission in February 2001. She added that conditions have not changed since the last review. Ms. Franco stated that it has been determined that both Morse Street and Armory Street have characteristics and a geometry that are suitable for truck traffic, and can safely accommodate truck traffic. She recommended that the prohibition not be approved on either roadway at this time.

Representative Peter Villano then addressed the Commission. He said that he was speaking for himself and for his neighbors, who are all strongly opposed to the recommendation. He stated that his first exchange with Ms. Cabelus on this item was last fall, and it was his understanding that this recommendation could go either way. He asked what criteria and standards were used to formulate the recommendation. He said that he had asked for a copy of the criteria and standards, and was given nothing. He said that he filed three Freedom of Information (FOI) requests, and got no standards, criteria or procedures. In response to his first FOI request, he said that he was supplied with information that he already had. His second and third requests produced meaningless reports about past accidents in the area. Still, he received nothing about the criteria. Representative Villano stated that he had checked the regulations, and there is nothing there regarding the criteria used. He feels that there are other routes that the trucks can use. He felt that this problem is affecting the quality of life in the area. He felt that the area was being degraded because of the tractor trailers using these streets. He said that he had offered to meet with DOT staff, but this idea was rejected. Representative Villano then read an e-mail from a neighbor, a copy of which he said that he would provide to the STC for its records, after being asked for it by Ms. Cabelus. (Notes were not provided for incorporation into the minutes.) He said that what was missing from this whole process is the human equation. He felt that the process was faulty because Mt. Carmel Avenue has a thru truck ban, yet no one ever requested it. He also felt that these trucks adversely impacted the property values.

Mayor Craig Henrici then addressed the Commission. He stated that most of the trucks on these roads were destined for North Haven and New Haven. He said that he had spoken to Mr. Alphonse Savarese, the Legal Traffic Authority, and Mr. Savarese no longer concurred with the recommendation.

b. Hamden - STC# 061-0607-01 - Contd.

Prior to the meeting, Mayor Henrici had also furnished the STC with a copy of a February 6, 2007 letter from the Hamden Traffic Authority which stated that they were in favor of the No Thru Trucks prohibition, a copy of which was also provided to the Commission members prior to the meeting.

Police Chief Thomas Wydra then addressed the Commission. He echoed the sentiments of Representative Villano and Mayor Henrici. He stated that both Armory Street and Morse Street are residential streets. He strongly urged the Commission to consider the quality of life in this area, particularly since he felt that there is an appropriate, suitable alternate route to use.

Mr. Clifford Slayman, an area resident, then addressed the Commission. He stated that he lives on Briar Lane, which is three blocks from Morse Street. Even from that distance, he can feel low frequency vibrations from the garbage trucks. He felt that the junction between Whitney Avenue and Armory Street is very badly built and, because of this, large trucks cannot make turns without taking up both lanes to do so.

Mrs. Jennifer Deakin, a resident of Armory Street, then addressed the Commission. She clarified that a portion of Armory Street had no sidewalks. She felt that the thru truck prohibition was critical, particularly for the safety of the children in the area. She also echoed the sentiments of previous speakers.

Deputy Commissioner Boice stated that trucks, unfortunately, are a way of life. He said that if you ban trucks from one area, they will simply go to another area. He assured the previous speakers that the Department does, in fact, look at the geometry of the routes, and this is an important factor in reaching its recommendations. He stated that he would like to approve the recommendation, and, if the Town would like to submit any new material in the future to support their request, the Department would take another look at it.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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c. Middletown - STC# 082-0701-01

That a "No Turn on Red" sign not be installed on Westfield St. at Rt. 3 (Newfield St.).

Officer Craig Elkin, the Legal Traffic Authority's representative, concurred with the recommendation.

c. Middletown - STC# 082-0701-01 - Contd.

State Representative Joseph C. Serra, who requested the "No Turn On Red" sign, had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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d. Orange - STC# 106-0701-01

That a SB advance phase at the intersection of Rt. 34 (Derby Tpke.) at Rt. 121 (Grassy Hill Rd.) and Sodom La. not be provided at this time.

Police Chief Robert Gagne, the Legal Traffic Authority's representative, concurred with the recommendation.

State Senator Joseph J. Crisco, Jr., who requested the revision to the signal, had been invited to attend today's meeting, but did not attend.

State Representative Themis Klarides, who also expressed an interest in this matter, had also been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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e. Windham - STC# 163-0701-01

That a "No Thru Trucks" restriction not be established on Rt. 66 (Main St.) between Rt. 32 (Bridge St.) and SR 661 (Thread City Crossing).

Mr. Joseph F. Gardner, the Legal Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

State Representative Walter Pawelkiewicz, on behalf of First Selectman Michael T. Paulhus, requested the "No Thru Trucks" prohibition. Both had been invited to attend today's meeting, but did not attend.

e. Windham - STC# 163-0701-01 - Contd.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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5. MAJOR TRAFFIC GENERATORS:

a. Derby - STC# 036-0611-01

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for Griffin Hospital.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Griffin Health Services Corporation for Griffin Hospital, a 360,500-square-foot gross floor area hospital with 732 parking spaces, located on Division Street in the City of Derby, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan prepared by S/L/A/M Collaborative entitled: "Griffin Hospital, 130 Division Street, Derby, CT 06418, Overall Site Plan, STC Submission," Drawing Number L200 dated September 19, 2006 and last revised February 16, 2007.

1. That the existing and proposed site driveways on Division Street, Mountain Street, Seymour Avenue and Spring Street be located and reflect the geometry in substantial conformance with the referenced plan.
2. That intersection sight distances be provided and maintained from the site driveways, as shown on the referenced plan.
3. That Driveway Nos. 5 and 10 on Division Street be signed to prohibit left turns out as indicated on the referenced plan.
4. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That all work on roadways that are owned and maintained by the City of Derby be performed in conformance with the standards and specifications of the City.

a. Derby - STC# 036-0611-01 - Contd.

6. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Derby to cover the costs of the work required for clearing sightlines on Division Street and Seymour Avenue and installing signs at the driveways on Division Street, referenced in Condition No. 3.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 036-0611-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Manchester - STC# 076-0702-01

Mr. Merrill R. Sitcovsky presented the staff report on the Application for Certificate filed for the expansion of Buckland Square Shopping Center.

Attorney Brian Blaesser, representing Quincy Amusements, asked Mr. Sitcovsky about the December 18, 2007 date mentioned in his presentation. Mr. Sitcovsky responded that that was the date of the December 2007 STC meeting.

Mr. Blaesser then asked if building and foundation permits would now be issued. Ms. Cabelus responded that, as stated in the conditions of the report, once the report is filed on the municipal land records, a certificate would be issued by the STC, after which the local building official could then issue the proper building/foundation permits. Mr. Blaesser acknowledged that he understood.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the Quincy Amusements, Inc. for an expansion of Buckland Square Shopping Center to include a 1,607-square-foot gross floor area addition to the movie theatre for a total 227,754-square-foot gross floor area, consisting of 107,837 square feet of retail space, 107,369 square feet of movie theatres and 12,548 square feet of restaurant space, with a total of 1,703 parking spaces, located on Redstone Road in the Town of Manchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plans entitled:

b. Manchester - STC# 076-0702-01 - Contd.

- A. "Proposed Expansion to Buckland Hills Cinema De Lux, Manchester, CT, Proposed Site Modification Plan," Sheet No. C-2, dated June 23, 2006, prepared by Allen & Major Associates, Inc.
- B. "Engineering Plan, Buckland Square, Homart Community Centers, Inc., and Woodmont Corporation Redstone Road, Manchester, Connecticut," Sheet No. 4 of 32, dated February 28, 1991, last revised January 21, 1992 prepared by Close, Jensen and Miller.
- 1. Rescind Traffic Investigation Report No. 076-0609-01.
- 2. That all conditions of Certificate No. 1096, 1096A and Traffic Investigation Report No. 076-9106-02 remain in effect.
- 3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 076-0702-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
- 4. That, the applicant release the 50 foot-wide access and drainage right-of-way to the Department, Right of Way File Nos. 76-88-14D and 76 MISC 77, within the site property by December 18, 2007. The applicant shall contact the Office of Rights of Way, Property Management Division to process the release of the drainage right-of-way. The applicant will be responsible for all administrative costs associated with the release.
- 5. That the applicant acquire a drainage right-of-way for the existing storm pipe extending across the I-84 eastbound on-ramp property adjacent to the Buckland Street easterly street line. Right of Way File No. 076-000-96.
- 6. That a maintenance agreement be established with the Department's District 1 Office, for the development's drainage system that discharges in the direction of Buckland Street through and onto State property. The agreement is to be recorded on the municipal land records to ensure that the storm water treatment device is in proper working condition and operating as designed and that the catch basins, located on the site property, are kept clean; Right of Way File No. 76-000-96.
- 7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. New Canaan - STC# 089-0611-02

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the New Canaan YMCA.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the New Canaan YMCA, an 86,223-square-foot recreation center with 226 parking spaces, located on Route 124 in the Town of New Canaan, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set forth are based on and refer to the applicant's plans prepared by McChord Engineering Associates, Inc. entitled:

- A. "Proposed Parking Expansion and Site Development Plan, 564 South Avenue, New Canaan, Connecticut" Drawing No. SE 1, dated March 21, 2006 and last revised January 31, 2007.
 - B. "South Avenue Survey and Tennessee Gas Pipeline Profile, 564 South Avenue, New Canaan, Connecticut" Drawing No. SE 2, dated March 21, 2006 and last revised January 31, 2007.
1. That the site driveways on Route 124 be constructed in substantial conformance with the referenced plans.
 2. That Route 124 be widened in substantial conformance with the referenced plans.
 3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the right-of-way.
 4. That Route 124 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
 5. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State right-of-way be in accordance with Department of Transportation Regulations.
 6. That intersection sight distances be provided and maintained from the northerly site driveway on Route 124 as shown on the referenced plans.
 7. That signs and pavement markings on Route 124 and the site driveways be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

c. New Canaan - STC# 089-0611-02 - Contd.

8. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
9. That the existing stone wall and flood lights located in the Route 124 State highway right-of-way along the site's frontage be removed.
10. That the existing crosswalk on Route 124 located at the existing site driveway, along with its associated signing, be removed.
11. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$220,000 to cover the cost of satisfying the conditions of Traffic Investigation Report No. 089-0611-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 089-0611-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. Torrington - STC# 143-0606-02

Mr. Mark F. Makuch presented the staff report on the Application for Certificate filed for the expansion of Torrington Parkade Shopping Center.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the Dudrow Torrington LLC for the expansion of Torrington Parkade Shopping Plaza, a 268,176-square-foot gross floor area retail development including a 149,164-square-foot home center, with a 24,543-square-foot garden center, a 67,408-square-foot supermarket, a 2,635-square-foot fast food restaurant, a 13,726-square-foot car dealership, and 10,700 square feet of retail space with 1,070 parking spaces located on SR 800 in the City of Torrington, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The requirements are based on and refer to the following plans:

d. Torrington - STC# 143-0606-02 - Contd.

- A. "Redevelopment of Torrington Parkade Shopping Plaza, Overall Site Plan," Drawing No. 20.00, dated 3/15/06, last revised 2/15/07.
- B. "Redevelopment of Torrington Parkade Shopping Plaza, Conceptual Off-Site Improvements, Winsted Road, Route 800," Drawing No. 30.01, dated 3/15/06, last revised 2/15/07.
- C. "Redevelopment of Torrington Parkade Shopping Plaza, Conceptual Off-Site Improvements, Winsted Road, Route 800," Drawing No. 30.02, dated 6/5/06, last revised 2/15/07.
- D. "Redevelopment of Torrington Parkade Shopping Plaza, Conceptual Off-Site Improvements, Winsted Road, Route 800," Drawing No. 30.03, dated 6/5/06, last revised 2/15/07.
- E. "Redevelopment of Torrington Parkade Shopping Plaza, Route 800 Intersection Sight Lines," Drawing No. ISD-1, dated 3/15/06, last revised 2/15/07.
- F. "Redevelopment of Torrington Parkade Shopping Plaza, Route 800 Intersection Sight Lines," Drawing No. ISD-2, dated 3/15/06, last revised 2/15/07.
- G. "Redevelopment of Torrington Parkade Shopping Plaza, Graham Village Drive Intersection Sight Lines," Drawing No. ISD-3, dated 3/15/06, last revised 2/15/07.
- H. "Redevelopment of Torrington Parkade Shopping Plaza, Route 800 State Right Of Way Easement," Drawing No. ES-1, dated 3/15/06, last revised 2/15/07.
- 1. That Condition Nos. 1, 2, and 5 of STC Traffic Investigation Report No. 143-8503-03 approved May 21, 1985 be rescinded.
- 2. That the site driveways on SR 800 be constructed in substantial conformance with the referenced plans.
- 3. That the existing site drive located approximately 230 feet south of the north site drive be eliminated.
- 4. That SR 800, Kennedy Drive, and the Route 8 Northbound Exit 45 off ramp be widened in substantial conformance with the referenced plans.
- 5. That approach grades of the driveways and City streets along SR 800 affected by the roadway widening noted in Traffic Investigation Report No. 143-0606-02 meet Department of Transportation's standards for intersecting streets or not be increased.

d. Torrington - STC# 143-0606-02 - Contd.

6. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the right-of-way.
7. That the guide rail affected by improvements noted in Condition No. 4 be revised in a manner satisfactory to the Department of Transportation (Department) District 4 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
8. That SR 800 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That all work on roadways that are owned and maintained by the City of Torrington be performed in conformance with the standards and specifications of the City.
11. That intersection sight distances be provided and maintained from the site driveways on SR 800 and Graham Village Drive as shown on the referenced plans.
12. That the intersectional sight distances of the driveways and City streets along SR 800 affected by the roadway widening noted in Traffic Investigation Report No. 143-0606-02, meet Department standards for intersecting streets or not be diminished.
13. That the traffic control signal at the intersection of SR 800 and the south site drive be revised. Upon completion of the revision of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of the Torrington Parkade Shopping Center. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of the Torrington Parkade Shopping Center for all the actual costs. The owner of the Torrington Parkade Shopping Center will pay for the electricity to operate the signal.
14. That the traffic control signal at the intersection of SR 800 and the Route 8 southbound exit 45 ramps be revised.

d. Torrington - STC# 143-0606-02 - Contd.

15. That the traffic control signal at the intersection of SR 800 and Kennedy Drive be revised.
16. That a traffic control signal be installed at the intersection of Kennedy Drive and the Route 8 northbound Exit 45 ramps. Upon completion of the installation of the signal, the Department of Transportation will review the installation and, upon acceptance, assume ownership and maintenance.
17. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site/private property at the intersection of SR 800 at the south site drive prior to the issuance of an encroachment permit. Right of Way File No. 143-000-132.
18. That signs and pavement markings on SR 800, Kennedy Drive, and the Route 8 Northbound Exit 45 off-ramp be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
19. That signs and pavement markings installed on state roads be of epoxy material, or of a material as directed by the Department of Transportation.
20. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
21. That a chain-link non-access fence be installed along the development's frontage on Route 8 in accordance with the Department of Transportation's fencing policy.
22. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right-of-Way File No. 143-000-132.
23. That future internal connection between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
24. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,300,000 to cover the cost of satisfying the conditions of Traffic Investigation Report No. 143-0606-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

d. Torrington - STC# 143-0606-02 - Contd.

25. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
26. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 143-0606-02, together with Certificate No. 515 previously issued May 21, 1985 with Traffic Investigation Report No. 143-8503-03, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
27. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Danbury - STC# 034-0610-01

Mrs. Gina M. Greenalch presented the staff report on the request to partially open The Reserve without full compliance with the conditions of Certificate No. 263-F.

Mr. Joseph C. Balskus, of the firm of Tighe & Bond, and representing the applicant, then addressed the Commission. He mentioned that they had made application to the STC in October 2006 for this partial opening request. He said that the key issue was to get the homes built and opened as soon as possible, hopefully this spring. He stated that he has had a good working relationship with the DOT's dedicated staff. However, he needed to clarify the process for building Phase 6. He said that one of the conditions references "city standards". He stated that the applicant would like to open some of the units during the construction. He asked that a condition be added stating that Conditions 4, 5, 7 and 8 be phased construction, and approved in accordance with city standards. He stated that they want to work with the City on how to do the improvements. He said that eventually all the conditions will be completed, but in the meantime, the applicant wanted to build and occupy units as they go along without having to satisfy all the conditions, stating that all the conditions would be satisfied prior to occupying the last unit.

Mr. John Dolan, representing WCI Communities, then addressed the Commission. He explained to the Commission members that the Town required that developments of this nature be stabilized in 5-acre parcels at a time. This includes all water and sewer work. During this time, people are moving in as the next 5-acre parcel is constructed, and so on. He explained that all plans have been submitted to the City, and the City is in agreement with the roadway improvements, and the water and sewer work.

e. Danbury - STC# 034-0610-01 - Contd.

Ms. Cabelus then stated that what was being acted on today was based on a certain number of units being constructed, and that Mr. Balskus and Mr. Dolan were now putting forth an entirely different proposed partial opening request. She further iterated that a partial opening request requires that all conditions of the report must be satisfied prior to any occupancy, of which Mr. Balskus was well aware. Mrs. Greenalch stated that this would require additional review and approval of the volumes associated with the revised proposal. Ms. Cabelus commented that the technical information will not be addressed at today's meeting, but rather reviewed upon receipt.

Deputy Commissioner Boice clarified that there was nothing to keep the developer from starting construction. Mr. Dolan stated that they started construction in September, and that the first closing was scheduled in June of 2007. After some discussion, it was suggested that this matter be tabled so as to give the Division of Traffic Engineering an opportunity to review the new partial opening request that was presented to the Commission, as they had not had a chance to review it.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to table this matter, pending the submission and review of the new request.

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f. Shelton - STC# 126-0609-02

Mrs. Gina M. Greenalch presented the staff report on the request to revise the conditions of Certificate No. 343-B issued for Shelton Square.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the conditions of State Traffic Commission (STC) Certificate 343-B, Traffic Investigation Report Number 126-9206-01, approved August 18, 1992 be revised as indicated below.

The requirements refer to the attached plans prepared by Pereira Engineering, LLC entitled and dated as follows:

- A. "Proposed Site Development Plans, Site Plan", dated March 28, 2006, sheet 2 of 3 last revised May 22, 2006.
- B. "Proposed Site Development Plans, Overall Site Location Map", dated November 8, 2006, sheet 1 of 2 last revised February 22, 2007.
1. That intersection sight distances be provided and maintained from the site driveways on SR 714 (Bridgeport Avenue) as shown on the referenced plans.

f. Shelton - STC# 126-0609-02 - Contd.

2. That intersection sight distances be provided and maintained from the site driveway on Armstrong Road in accordance with the standards of the City of Shelton.
3. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
4. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 126-0609-02 has been recorded on the municipal land records in accordance with the established procedure.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Monroe - STC# 084-0601-01

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for the expansion of Monroe Plaza.

Mr. Koolis addressed the Commission, taking exception to Condition No. 16 which requires that property be deeded prior to the issuance of a Certificate. He had stated that no site work or demolition could begin without a certificate and this would hold up the developer's construction schedule. Ms. Cabelus stated that, in fact, both demolition and site work could be performed, but that no building or foundation permit could be issued until the Certificate was issued. She further explained that the property in question was owned by a third party, and it was important that the necessary right-of-way be obtained in order to ensure the viability of the proposed improvement. It was also explained that the right-of-way process can and should begin during the review process, as the need for the additional property is determined during the course of the review. Mr. Boice stated that he will ask that the Office of Rights of Way work to expedite this process upon receipt of the necessary documents.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Maril, LLC and Mr. Joseph DeLucia for the 43,626-square-foot expansion of Monroe Plaza, for a total 83,626-square-foot gross floor area shopping center with 342 parking spaces, located on Route 111 (Monroe Turnpike) in the Town of Monroe, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

g. Monroe - STC# 084-0601-01 - Contd.

The following conditions refer to the applicant's plans entitled:

- A. "Site Plan," Drawing No. 20.01, dated July 26, 2005, last revised February 15, 2007, prepared by Langan Engineering.
 - B. "Proposed Roadway Improvements," Drawing No. Sheet 1 of 2, dated May 16, 2006, last revised February 15, 2007, prepared by Parsons Brinckerhoff.
 - C. "Proposed Roadway Improvements," Drawing No. Sheet 2 of 2, dated May 16, 2006, last revised February 15, 2007, prepared by Parsons Brinckerhoff.
1. That all conditions of Traffic Investigation Report No. 18063 be rescinded.
 2. That Route 111 (Monroe Turnpike) be widened in substantial conformance with the referenced plans.
 3. That Elm Street be widened in substantial conformance with the referenced plans.
 4. That Cross Hill Road be widened in substantial conformance with the referenced plans.
 5. That the existing site drives on Route 111 be eliminated as shown on the referenced plans.
 6. That the site driveways on Route 111 be constructed in substantial conformance with the referenced plans.
 7. That approach grades of the driveways along Route 111, Elm Street and Cross Hill Road affected by the roadway widening noted in Traffic Investigation Report No. 084-0601-01 meet Department of Transportation's standards for intersecting streets or not be increased.
 8. That intersection sight distances be provided and maintained from the north site driveway on Route 111 as shown on the referenced plans.
 9. That the intersectional sight distances of the driveways and town roads along Route 111 affected by the roadway widening noted in Traffic Investigation Report No. 084-0601-01, meet Department standards for intersecting streets or not be diminished.
 10. That a traffic signal be installed on Route 111 at north site drive. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component

g. Monroe - STC# 084-0601-01 - Contd.

replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owners of Monroe Plaza. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Monroe Plaza for all the actual costs. The owners of Monroe Plaza will pay for the electricity to operate the signal.

11. That the applicant revise the traffic signals at the following intersections:

- Route 111 at Elm Street
- Route 111 at Cross Hill Road

The applicant will be responsible for all costs associated with the signal revisions.

12. That the following traffic signals be coordinated using time base coordination (TBC). The applicant will be responsible for all costs associated with the traffic signal interconnection:

- Route 111 at Elm Street
- Route 111 at north site driveway
- Route 111 at Cross Hill Road

13. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 111 and the north site driveway prior to the issuance of an encroachment permit. Right of Way File No. 084-000-078.

14. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the Reda Shopping Center driveway prior to the issuance of an encroachment permit. Right of Way File No. 084-000-079.

15. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the Comaro Shopping Center driveway prior to the issuance of an encroachment permit. Right of Way File No. 084-000-080.

16. That property be deeded for highway purposes at southeast corner of Route 111 at Cross Hill Road, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 084-000-081.

17. That signs and pavement markings on Route 111, Elm Street and Cross Hill Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

g. Monroe - STC# 084-0601-01 - Contd.

18. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
19. That Route 111 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
20. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
21. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
22. That all work on roadways that are owned and maintained by the Town of Monroe be performed in conformance with the standards and specifications of the Town.
23. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
24. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
25. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,400,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 084-0601-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
26. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 084-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
27. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. Waterbury - STC# 151-0604-04

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for Lowe's Home Improvement Center.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Mr. Robert J. Porzio for Lowe's Home Improvement Center, a 169,166-square-foot gross floor area home improvement center with a 6,000-square-foot stand alone restaurant and 535 parking spaces, located on Captain Neville Drive and Progress Lane in the City of Waterbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The following conditions refer to the applicant's plans prepared by Langan Engineering, entitled and dated as follows:

- A. "Site Plan," Drawing No. 20.01, dated January 31, 2006, last revised February 8, 2007.
 - B. "Conceptual Off-Site Improvement Plan Austin Road," Drawing No. 30.01, dated November 27, 2006, last revised February 16, 2007.
1. That the site driveway on Progress Lane be constructed in substantial conformance with the referenced plans.
 2. That a stop sign and stop bar be provided and maintained at the site drive on Progress Lane as shown on the referenced plans.
 3. That Captain Neville Drive and Austin Road be widened in substantial conformance with the referenced plans.
 4. That intersection sight distances be provided and maintained from the site driveway on Progress Lane as shown on the referenced plans.
 5. That the existing traffic signal on Austin Road at the I-84 eastbound on/off ramps be revised to include the intersection of Austin Road at Captain Neville Drive.
 6. That the applicant revise the traffic signal timing on Austin Road at the I-84 westbound on/off ramps, and revise the coordination timing between the signals on Austin Road at the I-84 westbound on/off ramps and Austin Road at I-84 eastbound on/off ramps. The applicant will be responsible for all costs associated with the signal revisions.
 7. That signs and pavement markings on Austin Road, Captain Neville Drive and Progress Lane be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

h. Waterbury - STC# 151-0604-04 - Contd.

8. That an overhead sign structure be installed on Austin Road with appropriate guide signs, as shown the referenced plans. The City of Waterbury will own and maintain the overhead sign structure and signs.
9. That guide rail be provided along Austin Road as shown on the referenced plans.
10. That all work on roadways that are owned and maintained by the City of Waterbury be performed in conformance with the standards and specifications of the City.
11. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$550,000 to cover the costs of the work required on Austin Road, Captain Neville Drive and Progress Lane. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 151-0604-04 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. Stratford - STC# 138-0610-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of The Dock Shopping Center.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Urstadt-Biddle Properties, Inc. and the Dock Incorporated for the 4,910-square-foot expansion of Dock Shopping Center, for a total 404,910-square-foot gross floor area retail/restaurant/office/self storage, seven single-family homes, along with 192 marina slips with 1,732 parking spaces, located on Route 1 and Route 110 in the Town of Stratford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

i. Stratford - STC# 138-0610-01 - Contd.

The conditions set forth are based on and refer to the applicant's plan prepared by Diversified Technology Consultants entitled "The Dock Shopping Center, The Dock Shopping Center Master Site Plan with BJ's Wholesale Club, Stratford, Connecticut," Sheet 00.00 dated March 7, 2006 and last revised February 15, 2007.

1. That all the conditions of Certificate Nos. 23, 23-A, 23-B and 23-C remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 138-0610-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the developments traffic in the future. The cost of any additional improvements shall be borne by the owner of the development.

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j. Wallingford - STC# 148-0612-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of Centract Business Park.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Peter Gavin for the 140,000-square-foot expansion of Centract (Fairfield) Business Park (Bear Industries), for a total 452,279-square-foot gross floor area office/light industrial space and a gymnasium with 1,419 parking spaces, located off Barnes Road #1 in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set forth are based on and refer to the applicant's plan prepared by Barkan and Mess Associates, Inc. entitled: "Roadway Improvement Barnes Road Centract (Fairfield) Business Park, Wallingford, Connecticut," dated November 1984, and last revised November 13, 2006.

1. That the conditions of Certificate Nos. 508 and 508-A remain in effect.
2. That the existing site driveway on Barnes Road #1 be located and reconstructed in substantial conformance with the referenced plan.
3. That Barnes Road #1 be widened in substantial conformance with the referenced plan.

j. Wallingford - STC# 148-0612-01 - Contd.

4. That the traffic signal be revised on Route 68 at the intersection of Barnes Road #1.
5. That all work on roadways that are owned and maintained by the Town of Wallingford be performed in conformance with the standards and specifications of the Town.
6. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
7. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$35,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 148-0612-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That signs and pavement markings on Barnes Road #1 be installed in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detained construction plans.
10. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0612-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. West Hartford - STC# 155-0701-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of William H. Hall High School.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission

k. West Hartford - STC# 155-0701-01 - Contd.

(STC) issue a certificate to the Town of West Hartford for the 4,878-square-foot expansion of Hall High School, for the total 291,593-square-foot gross floor area high school with 420 parking spaces, located on Route 218 in West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plan entitled:

"Relocatable Classrooms Addition - Hall High School - 978 North Main Street - West Hartford, CT," prepared by akPark Architects LLC, dated October 15, 2006 and last revised December 21, 2006.

1. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0701-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
2. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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1. Windsor - STC# 164-0701-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of the Hotel and Office Development.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to PRA Suites at Windsor, LLC for the 18,879-square-foot expansion to a mixed-use hotel and office development for a total 250,879-square-foot gross floor area with 678 parking spaces, located on Corporate Drive, in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"Layout and Lighting Plan, Prepared for PRA Development and Management Corporation, 200 & 300 Corporate Drive, Windsor, Connecticut," prepared by Alford Associates, Inc., dated April 18, 2006 and last revised October 25, 2006.

1. Windsor - STC# 164-0701-01 - Contd.

1. That Traffic Investigation Report No. 164-0601-01 remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0701-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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m. Meriden - STC# 079-0701-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the Mulcahy Complex - State Police Forensic Science Lab - Phase III.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the State of Connecticut Department of Public Safety for Mulcahy Complex - Forensic Science Lab Phase III, a 281,558-square-foot gross floor area of forensic science lab and administrative buildings with 227 parking spaces, located on Colony Street in the City of Meriden, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to a plan prepared by Tecton Architects entitled:

"Campus Plan - STC Study." dated December 11, 2006, Drawing No. S2.1.

1. That the site driveway on Colony Street remains as shown on the above-referenced plan.
2. That intersection sight distances be provided and maintained from the site driveway on Colony Street as shown on the referenced plan.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional

m. Meriden - STC# 079-0701-01 - Contd.

improvements or changes shall be borne by the owner of the development.

Certificate No. 1731 issued February 27, 2007.

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n. West Hartford - STC# 155-0612-01

Mr. Patrick I. Onwuazor presented the staff report on the establishment of a land use change for Blue Back Square.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Blue Back Square, LLC and the Town of West Hartford to allow for the establishment of a land-use change resulting in a 1,730-square-foot increase in retail space and a reduction of 10 residential units for a total 1,009,512-square-foot gross floor area mixed development (retail, office, residential, restaurant, movie theater, health club and municipal facilities) with 1,947 parking spaces, located on the north side of Burr Street, between South Main Street and Raymond Road in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the plans prepared by Langan Engineering Environmental Services entitled:

- A. "Overall Site Layout Plan, North Campus," Drawing No. 20.00N dated May 3, 2004 and last revised November 17, 2006.
 - B. "Overall Site Layout Plan, South Campus," Drawing No. 20.00S dated May 3, 2004 and last revised November 17, 2006.
 - C. "Overview of Changes February 2007" dated January 26, 2006.
1. That all conditions of Traffic Investigation Report Nos. 155-0601-01 and 155-0410-01 remain in effect.
 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0612-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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o. West Hartford - STC# 155-0701-02

Mr. Patrick I. Onwuazor presented the staff report on the request to partially open Blue Back Square without full compliance with the conditions of Certificate Nos. 1659 and 1659-A, and Traffic Investigation Report No. 155-0612-01.

Mr. Boice questioned the use of temporary signing until the permanent signing is in. Mr. Onwuazor confirmed that variable message signs would be used to guide motorists until the permanent signing can be installed.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) allow Blue Black Square, LLC and the Town of West Hartford to operate 399,646 square feet of floor area and 1,108 parking spaces of Blue Black Square without full compliance with the conditions of STC Certificate Nos. 1659-A, 1659 and Traffic Investigation Report No. 155-0612-01, based on the following conditions:

1. That Traffic Investigation Report No. 155-0604-01, approved on July 18, 2006 be rescinded.
2. That the owner of the development be permitted to occupy 399,646 square feet of total floor area of the development as follows: existing municipal buildings (260,921 square feet), Building C (108,725 square feet) and the health club (30,000 square feet) without satisfying Condition Nos. 3, 7b, 7c, 8, that portion of Condition No. 4 pertaining to the widening of South Main Street and that portion of Condition No. 16 pertaining to signs and pavement markings on South Main Street, Memorial Road, New Street and Isham Road, as reflected in Traffic Investigation Report No. 155-0410-01.
3. That the owner of the development monitor and provide field adjustments at the study area intersections as may be necessary due to the on-site construction activities, as directed by the Town of West Hartford.
4. That all remaining conditions of Traffic Investigation Report Nos. 155-0410-01, 155-0601-01 and 155-0612-01 remain in effect.
5. That the foundations for the sign support structure for the overhead directional signs on the I-84 off-ramp to Park Road be installed by June 19, 2007.
6. That the sign support structure for the overhead directional signs on the I-84 off-ramp to Park Road be installed by September 1, 2007.
7. That temporary directional signs be installed on the existing side-mounted directional sign posts on the I-84 off-ramp to Park Road.

o. West Hartford - STC# 155-0701-02 - Contd.

8. That two changeable message signs for the two directional destinations from the I-84 off-ramp to Park Road be provided and maintained on the I-84 off-ramp (SR 501) until such time that Condition No. 3 of the Traffic Investigation Report No. 155-0410-01 is completed. The messages provided on the signs shall be approved by the Division of Traffic Engineering.
9. That this approval shall not become effective until a copy of Traffic Investigation Report No. 155-0701-02 has been recorded on the municipal land records in accordance with the established procedure.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

Ms. Cabelus then recommended that the Commission approve an addendum to the agenda to add the presentation of a Major Traffic Generator staff report on East Haven, STC# 043-0701-01, regarding the expansion of VF Plaza (Home Depot).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the addition of the addendum item.

5. ADDENDUM

East Haven - STC# 043-0701-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of VF Plaza (Home Depot).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to East Haven Associates for the 28,370-square-foot expansion of VF Plaza (Home Depot), for a total 188,270-square-foot gross floor area retail/restaurant/off track betting facility with 675 parking spaces, located on U.S. Route 1 in the Town of East Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set forth are based on and refer to the applicant's plan prepared by BL Companies entitled: "Site Improvement Plan Proposed Retail Development, 75 North Frontage Road, East Haven, Connecticut," Sheet No. C10STC dated October 23, 2006, and last revised February 23, 2007.

1. That the site driveways on U.S. Route 1 (North Frontage Road) be located and reconstructed in substantial conformance with the referenced plan.

East Haven - STC# 043-0701-01 - Contd.

2. That the U.S. Route 1 (South Frontage Road) northbound left-turn lane at the median crossover be lengthened to a distance of 470 feet.
3. That U.S. Route 1 (South Frontage Road) northbound be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
4. That the guide rail affected by improvements noted in Condition No. 2 be revised in a manner satisfactory to the Department of Transportation's (Department) District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That intersection sight distances be provided and maintained from the site driveway on U.S. Route 1 (North Frontage Road) as shown on the referenced plan.
7. The Department of Transportation will continue to own and provide ordinary maintenance such as cleaning and minor electrical repair for the existing traffic control signal on U.S. Route 1 (North Frontage Road) at the intersection of VF Plaza driveway. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of VF Plaza. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of VF Plaza for all the actual costs. The owner of VF Plaza will pay for the electricity to operate the signal.
8. That signs and pavement markings on the site driveways on U.S. Route 1 (North Frontage Road) be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That signs and pavement markings on U.S. Route 1 (South Frontage Road) in the area of roadway work be installed in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
11. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

East Haven - STC# 043-0701-01 - Contd.

12. That fencing be provided between the development and the Amtrak Railroad property in accordance with the Railroad's fencing policy.
13. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
14. That a right of entry be obtained from the Department of Transportation (Office of Rights-of-Way) for modification of the site driveway radius on the northeast corner of the intersection of U.S. Route 1 (North Frontage Road) and the west site driveway to VF Plaza (Home Depot) prior to the issuance of an encroachment permit.
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$350,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 043-0701-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
17. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 043-0701-01, together with Certificate No. 168 previously issued on February 19, 1974 with Traffic Investigation Report No. 043-7309-01; Certificate No. 168-A previously issued on November 17, 1983 with Traffic Investigation Report No. 043-8309-01 and Certificate No. 168-B previously issued on December 15, 1998 with Traffic Investigation Report No. 043-9810-04, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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Mr. Boice and Mr. Ramirez extended their appreciation to the Division of Traffic Engineering staff for all the hard work and extra time that went into preparing for such a lengthy agenda.

There being no further business before the Commission, Ms. Cabelus recommended that the meeting be adjourned.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to adjourn at 11:37 a.m.

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Robert Ward
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
February 27, 2007
Minutes Compiled By:
Robbin L. Cabelus
Executive Director